

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: DESIGNATION OF FIELDSTONE ASSOCIATES
FOR 911, 913, 915, 917, 929 AND 935 - 939 BLUE HILL AVE.
11, 15 AND 19 PAXTON STREET AND 312 HARVARD
STREET, DORCHESTER

WHEREAS, the Boston Redevelopment Authority, on May 1, 1980, has determined that the development of 911, 913, 915, 917, 929, 935-939 Blue Hill Avenue; 11, 15 and 19 Paxton Street and 312 Harvard Street (hereinafter referred to as "Project Area"), constituted an Urban Renewal "Project" within the meaning of Section 1 of Chapter 121A of the Massachusetts General Laws and has been duly reviewed and approved in full compliance with local, state and federal laws.

WHEREAS, Fieldstone Associates has submitted a satisfactory proposal for the development of the Project into 84 residential apartments for low-moderate income, elderly and handicapped persons, pursuant to Department of Housing and Urban Development's Neighborhood Strategy Area, Section 8 Rehabilitation Program; and

WHEREAS, the Boston Redevelopment Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as Amended, with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Fieldstone Associates be and hereby is designated as Redeveloper of 911, 913, 915, 917, 929 and 935-939 Blue Hill Ave., 11, 15 and 19 Paxton Street and 312 Harvard Street.
2. That it is hereby determined that Fieldstone Associates possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Fieldstone Associates for the development of the project area conform in all respects to the Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed for disposition of the project area to Fieldstone Associates, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

MAY 14, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: DESIGNATION OF REDEVELOPER, FIELDSTONE ASSOCIATES FOR DISPOSITION PARCELS 911, 913, 915, 917, 929 AND 935-939 BLUE HILL AVENUE ; 11, 15 AND 19 PAXTON STREET AND 312 HARVARD STREET, DORCHESTER

On March 12, 1981, the Authority approved the Report and Decision of Fieldstone Associates, a Chapter 121A Entity, for the purpose of acquiring and rehabilitating parcels of land and buildings located on Blue Hill Avenue, Paxton Street and Harvard Street, Dorchester, including the vacant Paine School.

To implement the Chapter 121A approval, the City is conveying six parcels of tax-foreclosed properties to the Authority and these along with the Authority parcels will be conveyed to the Redeveloper for \$17,325. This project is the City's participation in HUD's demonstration Section 8 Neighborhood Strategy Areas Program and will consist of 84 units of low and moderate income housing and appurtenant parking facilities for families, elderly and the handicapped, to be subsidized by Section 8 housing monies. The vacant Paine School will house 24 one-bedroom and 3 two-bedroom for low moderate elderly tenants and will be conveyed to the Redeveloper from the City's Public Facilities Department. The other four buildings comprising the project will consist of 16 one-bedroom and 41 two-bedroom units for non-elderly families. The estimated cost of the project is \$4,500,000. Permanent financing of \$4,095,000 is from Berg & Co. along with the construction loan.

It is, therefore, recommended that the Authority adopt the attached resolution designating Fieldstone Associates as Redevelopers of Disposition Parcels 911, 913, 917, 929 and 935-939 Blue Hill Ave.; 11, 15 and 19 Paxton Street and 312 Harvard Street, Dorchester.